BK 3280

WARRANTY DEED

For and in consideration of the sum of TEN ----------
----------($10.00)----------and NO/100----- *DOLLARS*
Cash in hand paid to us by Henry H. Russell and wife, Virginia J. Russell, and other good and valuable considerations the receipt of which is hereby acknowledged, and;

For further consideration, the purchasers assume and agree to pay a loan on the property dated July 19, 1961, in the original amount of $1600.00 payable to P.M. Chaffin, et ux at the rate of $30.00 per month plus 6% interest and secured by lien retained in deed of record in Book 3254, Page 466, RODC, Tennessee.

We, Gilbert M. Irwin, Jr., and wife, Roxana G. Irwin,
have bargained and sold, and by these presents do transfer and convey unto the said
Henry H. Russell and wife, Virginia J. Russell
their *heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:* Land in the 9th, formerly the 14th Civil District of Davidson County, Tennessee described according to a survey made by Ralph W.C.Lambert, Surveyor, August 19, 1960, as follows:

Beginning on the westerly margin of a 50 feet reserved strip for access right-of-way, at a point 425.5 feet south of the center line of Collins Road, the southeast corner of the property conveyed to V.T.McMullin and wife, by deed from P.M.Chaffin and wife, of record in book 2442, page 129, Register's Office for said County; thence with the westerly margin of said strip for access road south 3° west 250 feet to a corner of the property conveyed to C.M.Johnson and wife, by deed from P.M. Chaffin and wife, of record in book 2862, page 287, Register's Office; thence with the line of said Johnson property north 73° 30' west 430 feet to an iron pin; thence north 1° 40' east 150 feet to an iron pin at the southwest corner of the property conveyed to R. W.Dority and wife, by deed from P. M. Chaffin and wife, of record in book 2604, page 605, said Register's Office; thence with the southerly line of said Dority property south 87° east 101.5 feet to the southwest corner of said McMullin property, continuing in the same direction and with the southerly line of said McMullin property 319.5 feet in all 421 feet to the beginning containing 1.93 acres, more or less.

Being the same real property conveyed to Gilbert M. Irwin, Jr., and wife, Roxana G. Irwin, by deed from P.M. Chaffin and wife, dated June 19, 1961, filed August 2, 1961, and recorded in book 3254, page 466, said Register's Office

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Henry H. Russell and wife, Virginia J. Russell
their *heirs and assigns, forever.*

And we *do covenant with the said* Henry H. Russell and wife, Virginia J. Russell
that we are *lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unencumbered,* except as shown above.

And We, Gilbert M. Irwin, Jr., and wife, Roxana G. Irwin
do further covenant and bind ourselves, our *heirs and representatives, to warrant and forever defend the title to the said land to the said* Henry H. Russell and wife, Virginia J. Russell,
their *heirs and assigns against the lawful claims of all persons, whomsoever.*
Witness our *hand this* 2nd *day of* September, 19 61, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Gilbert M. Irwin, Jr.
Roxana G. Irwin

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, Edward J. Davis *a Notary Public in and for said County and State,* Gilbert M. Irwin, Jr. and wife, Roxana G. Irwin
the within named bargainor , with whom I am personally acquainted, and who acknowledged that they *executed the within instrument for the purposes therein contained.*

Witness my hand and official seal at Nashville, *Tennessee,*
this 2nd *day of* SEPT, 19 61.
Edward J. Davis
Notary Public

NOTARY PUBLIC DAVIDSON COUNTY

Commission expires 5-5-62

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